(1)

Name and Address of New Owner:
McKenna K. Foster
511 Conway Street
Nashville, TN 37209

Send Tax Bills To:
SAME Hometown Lenders, Inc.
310 The Bridge Street, 4th Fl, Suite A
Huntsville, AL 35806

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091-10-0-31900

Karen Johnson Davidson County
Batch# 220159 DEEDWARR
04/22/2019 11:59:01 AM 2 pgs
Fees: $13.00 Taxes: $728.90
20190422-0036458

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **PNWI, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **McKenna K. Foster, Single Woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Section Two, Urbandale, as of record in Book 1835, Page 82, Register's Office for said County.

Said Lot No. 47 fronts 50 feet on the westerly side of Conway Street and extends back 130.6 feet on the northerly line and 129.8 feet on the southerly line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Charles B. Holmes by Quitclaim Deed from Charles B. Holmes as Executor of the Bessie K. Holmes Estate, recorded on May 22, 2015, of record in Instrument No. 20150522-004749, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PNWI, a Tennessee Limited Liability Corporation by Warranty Deed from Charles B. Holmes, recorded on August 17, 2018, and of record in Instrument No. 20180817-0081724, Register's Office for Davidson County, Tennessee.

This is improved property known as 511 Conway Street, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of April, 2019.

PNWI, LLC

_____(SEAL)
John A. Bell, Jr-Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of PNWI, LLC the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of PNWI, LLC by himself as Authorized Agent.

Witness my hand, at office, this 17th day of April, 2019.

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 7-6-20

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $197,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
17th day of April, 2019.

_____
Notary Public
My commission expires: 6/13/2022
File No. 2019-192

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY